HUNTERS®

HERE TO GET *you* THERE

Park Rise

Bramley, Leeds, LS13 2HH

£249,950

3 1 2 B

Council Tax: C

14 Park Rise

Bramley, Leeds, LS13 2HH

£249,950

- Exceptional three-bedroom family home
- Spacious three floor accomodation
- One owner since construction and thoughtfully improved
- Small modern development in a quiet cul-de-sac
- Generous living room with Juliet-style balcony
- Contemporary open-plan kitchen diner with granite worktops
- French doors opening directly onto the private rear garden
- Two double bedrooms plus versatile third bedroom
- Parking for three vehicles including EV charging point
- EPC score: B, Council tax band: C

Hunters are delighted to bring to the market this exceptional three-bedroom home, offering the style, finish and quality associated with modern new-build living, while having already benefited from a number of thoughtful improvements by its sole owner since construction. Beautifully maintained and presented to an impressive standard throughout, the property offers a true turn-key opportunity for buyers looking for a contemporary home they can move straight into and enjoy.

Occupying a pleasant position within a small and established development, the property is tucked away in a quiet, family-friendly cul-de-sac with no through traffic. Arranged over three floors, the accommodation is both substantial and versatile, making this an excellent choice for couples, professionals and growing families alike.

Step inside into a bright and spacious separate entrance porch, providing the perfect practical space for coats and shoes and also benefiting from an alarm system. From here, the home opens into an impressively proportioned living room which immediately sets the tone for the accommodation.

Generous in size and beautifully presented, the living room provides fantastic floor space for family life and entertaining, complemented by a quality soft grey carpet, tasteful feature-wall décor and contemporary anthracite radiators. An open-plan staircase adds to the modern feel of the room, while the feature Juliet-style balcony draws in an abundance of natural light and creates a bright, welcoming space to relax.

Quality fixtures, internal doors and finishes continue throughout the home, reinforcing the feeling that this is a property you can simply move straight into and enjoy. A useful guest WC on this level provides an additional practical feature for busy households and visitors.

Stepping down to the lower ground floor reveals what is sure to become the real heart of the home, a superb contemporary kitchen diner designed perfectly around modern family life. The kitchen is finished to a high standard with quality granite worktops, a NEFF Slide&Hide oven and excellent storage, including useful additional space beneath the stairs. The generous open-plan dining area offers plenty of room for family meals, entertaining friends or simply enjoying everyday life together. French doors open directly onto the private and secure rear garden, providing a seamless connection between the indoor and outdoor spaces during the warmer months.

Upstairs, the property continues to impress with three beautifully presented bedrooms and a modern three-piece bathroom suite with shower over the bath. There are two generous double bedrooms alongside a versatile third bedroom, with each room presented to an excellent standard. The third bedroom offers built-in storage and the flexibility to suit the next owner's lifestyle, whether required as a child's bedroom, nursery, dressing room or home office.

Externally, the home benefits from parking to both the front and rear. There are two parking spaces positioned to the rear, along with an additional parking space to the front which also benefits from an EV charging point. Rear access leads conveniently into the kitchen, adding another useful everyday feature.

The development is also well placed for the amenities and shopping available around Bramley, while nearby Rodley is popular for its canal-side surroundings and more rural walks. Transport links provide convenient access towards both Leeds and Bradford, making the location particularly appealing to commuters wanting a quieter residential setting without sacrificing connectivity.

Combining contemporary design, generous proportions and a truly polished finish, this is a superb opportunity for buyers seeking the quality and convenience of modern living. With three floors of accommodation, an impressive kitchen diner, exceptional living space, private garden and parking for three vehicles, this is a home that genuinely deserves to be viewed.

Agents note: We understand that the property may still benefit from a remaining period of NHBC warranty. Prospective purchasers should ask their solicitor to confirm the existence, transferability and remaining term of any warranty as part of the conveyancing process.

Tel: 0113 257 6198

DINING KITCHEN
24'10" x 15'11" (7.57m x 4.86m)

LIVING ROOM
25'11" x 15'11" (7.92m x 4.86m)

ENTRANCE HALL
6'3" x 4'9" (1.92m x 1.45m)

BEDROOM ONE
12'9" x 9'7" (3.89m x 2.94m)

BEDROOM TWO
12'8" x 9'7" (3.87m x 2.94m)

BEDROOM THREE
8'3" x 7'8" (2.54m x 2.35m)

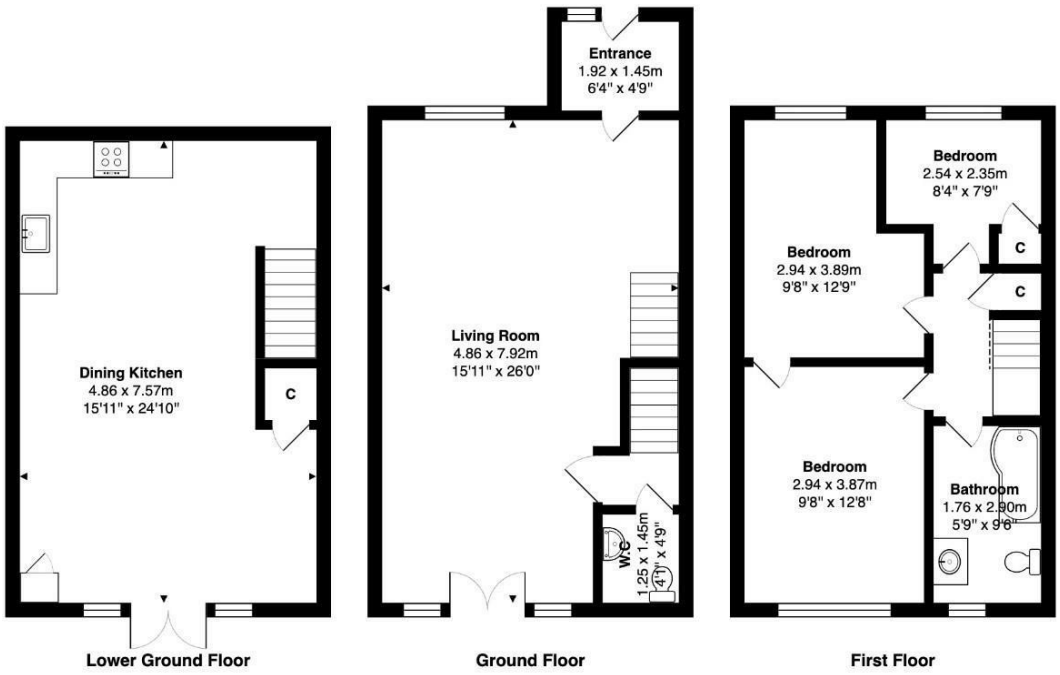
BATHROOM
9'6" x 5'9" (2.90m x 1.76m)

Road Map

Hybrid Map

Terrain Map

Floor Plan



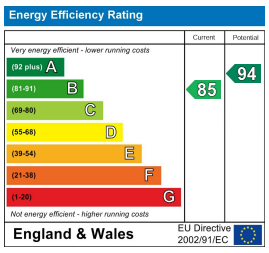
Total Area: 116.9 m² ... 1258 ft²

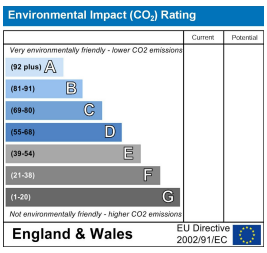
All measurements are approximate and for display purposes only

Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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